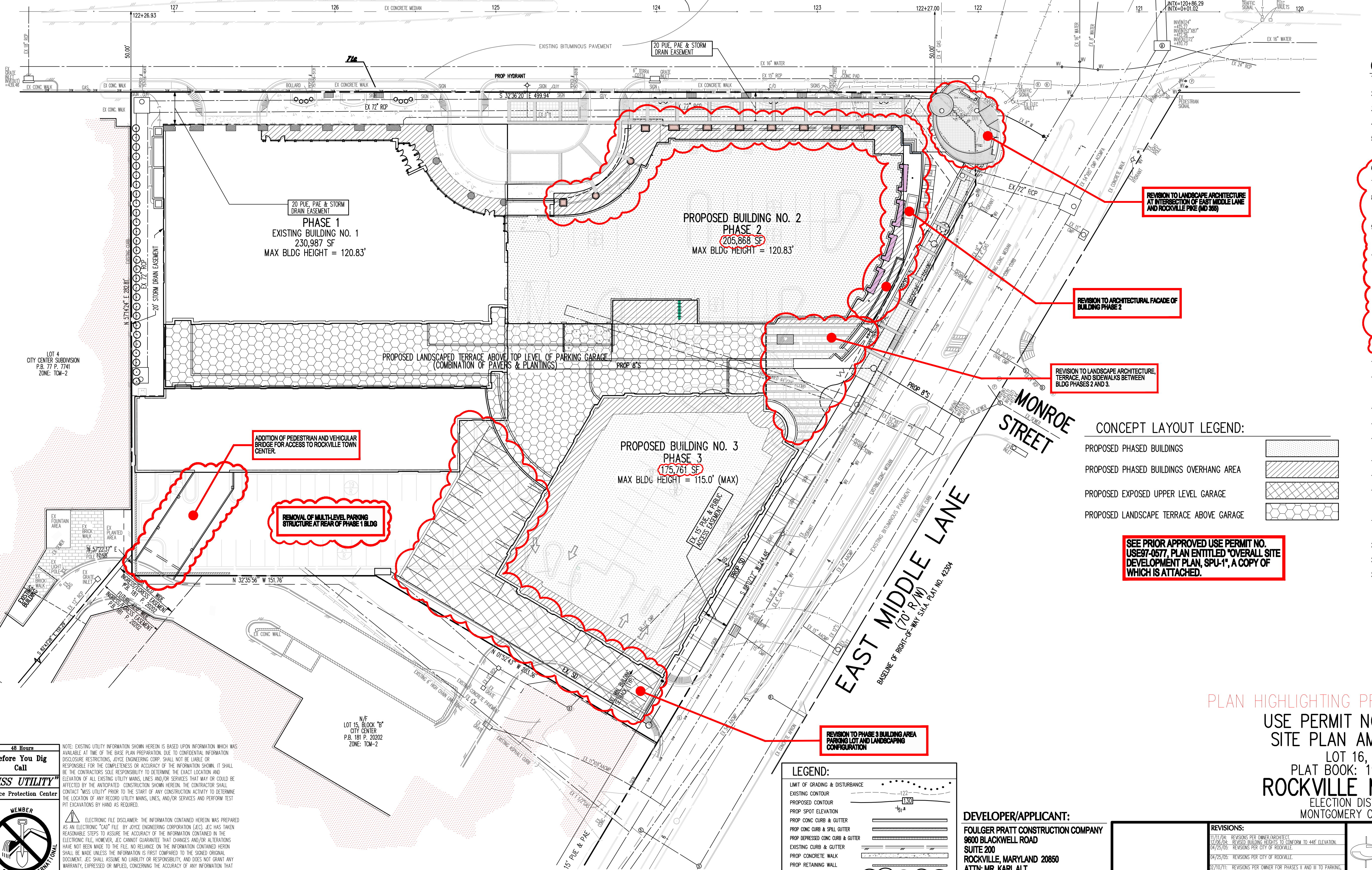


NORTH
PLAN VIEW: 1"=30'

HUNGERFORD DRIVE – MARYLAND ROUTE 355

VARIABLE R/W
BASELINE OF RIGHT-OF-WAY S.H.A. PLAT NO. 42304



- GENERAL SITE NOTES:**
- SUBJECT PROPERTY IS ZONED: TOM-2
 - LOT 16 BLOCK "B" – TOTAL LOT AREA : 3,529.83 AC. OR 153,759 S.F.
 - TOTAL DISTURBED AREA PROPOSED PER THIS PLAN: (TOTAL LOT AREA)
 - ALL SURROUNDING PROPERTY IS ZONED AS SHOWN.
 - TOPOGRAPHIC SURVEY INFORMATION IS PROVIDED BY: JOYCE ENGINEERING CORPORATION. EXISTING GRADES & CONDITIONS SHOWN ARE PER PHASE 1, ROUGH GRADING AND SEDIMENT CONTROL, AND PUBLIC IMPROVEMENT PLAN.
 - PROPOSED USE: OFFICE BUILDING AND GENERAL RETAIL.
 - TOTAL BUILDING AREA: 627,446 SQUARE FEET.
 - USE IDENTIFICATIONS:
OFFICE: GENERAL 602,210 S.F.
RETAIL: 25,236 S.F.
 - SUBJECT PROPERTY NOT IS LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD PLAIN, AS DETERMINED BY FLOOD INSURANCE RATE MAP #240049-0125B, DATED JULY 18, 1979.
 - PARKING REQUIRED PER ZONING = 2,105 SPACES
PARKING APPROVED PER 56% REDUCTION APPROVED USE97-0577 = 1,558 SPACES
PARKING APPROVED AS PROPOSED UNDER PRIOR USE PERMIT = 1625 SPACES
HANDICAP PARKING REQUIRED (2% OF TOTAL) = 33 SPACES
 - REQUESTED REDUCTION PER CURRENT AMENDMENT = 17% OR (278 SPACES)
HANDICAP PARKING REQUIRED (2% OF 1347) = 27 SPACES
 - REGULAR AND COMPACT PARKING PROVIDED = 1320 SPACES
HANDICAP PARKING PROVIDED (2% OF TOTAL) = 27 SPACES
HANDICAP VAN ACCESSIBLE PARKING PROVIDED = 4 SPACES
TOTAL PARKING PROVIDED = 1,347 SPACES
 - TOTAL GREEN AREA PROPOSED: 15,900 SQUARE FEET OR 10.4%
 - PARKING LOT GREEN AREA REQUIRED (2.5 S.F./SPACE) : 2,310 SQUARE FEET
TOTAL PARKING LOT GREEN AREA PROVIDED: 2,400 SQUARE FEET OR 2.5 S.F./SPACE, = 24 PLANTERS AT 100 SF CREDIT.
 - ALL CURB RADI ARE 5'-0" UNLESS OTHERWISE NOTED.
 - ALL CURB AND GUTTER TO BE MONTGOMERY STANDARD 10-A (6")
 - ALL LIGHTING SHALL MEET THE CITY OF ROCKVILLE CODE AND SHALL BE DIRECTED AWAY FROM RESIDENTIAL AREAS. FOR LIGHTING PLAN SEE MECHANICAL SITE PLAN
 - FOR INFORMATION ON DOOR, LOADING, AND WINDOW LOCATIONS REFER TO ARCHITECTURAL PLANS.
 - ALL HANDICAP ACCESSIBLE ROUTES, INCLUDING RAMPS, LANDINGS, OR RAILINGS SHALL
 - FIRE LANES SHALL BE POSTED WITH SIGNAGE AND CURBS PAINTED A DISTINCTIVE COLOR, COMPLY WITH SECTION 4.6 THRU 4.85 OF THE AMERICAN NATIONAL STANDARD INSTITUTE. (ANSI) MANUAL FOR AS IT PERTAINS TO ADA. FIRE HYDRANTS SHALL BE WITHIN 500 FEET OF EACH BUILDING.
 - FOR INFORMATION AND DETAILS NOT SHOWN, SEE SITE DEVELOPMENT PLAN PREPARED BY C&O AND APPROVED BY THE CITY OF ROCKVILLE ON DECEMBER 2, 1998.
 - BUILDING HEIGHTS ARE MEASURED FROM THE 448' ELEVATION.
 - NO INCREASE IN GROSS FLOOR AREA IS PROPOSED.
 - ALL OTHER PREVIOUS CONDITIONS OF APPROVAL REMAIN IN EFFECT, EXCEPT AS MODIFIED BY THE PDP.

CONCEPT LAYOUT LEGEND:

PROPOSED PHASED BUILDINGS	
PROPOSED PHASED BUILDINGS OVERHANG AREA	
PROPOSED EXPOSED UPPER LEVEL GARAGE	
PROPOSED LANDSCAPE TERRACE ABOVE GARAGE	

SEE PRIOR APPROVED USE PERMIT NO. USE97-0577, PLAN ENTITLED "OVERALL SITE DEVELOPMENT PLAN, SPU-1", A COPY OF WHICH IS ATTACHED.

PLAN HIGHLIGHTING PROPOSED MODIFICATIONS
USE PERMIT NO.: USE97-0577
SITE PLAN AMENDMENT PLAN
LOT 16, BLOCK "B"
PLAT BOOK: 194 PLAT: 21142
ROCKVILLE METRO PLAZA
ELECTION DISTRICT NUMBER 4
MONTGOMERY COUNTY, MARYLAND

DEVELOPER/APPLICANT:
FOULGER PRATT CONSTRUCTION COMPANY
9600 BLACKWELL ROAD
SUITE 200
ROCKVILLE, MARYLAND 20850
ATTN: MR. KAL ALT
PHONE: 240-499-9667

REVISIONS:

11/17/04	REVISIONS PER OWNER/ARCHITECT
12/28/04	REVISED BUILDING HEIGHTS TO CONFORM TO 448' ELEVATION.
04/25/05	REVISIONS PER CITY OF ROCKVILLE
04/25/05	REVISIONS PER CITY OF ROCKVILLE
02/10/11	REVISIONS PER OWNER FOR PHASES II AND III TO PARKING SPACE ALLOCATION, PHASE 2, EXISTING FACADE, REMOVAL OF PARKING GARAGE, AND ADDITION OF BRIDGE AT REAR OF BLDG 1.

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10100 BETHESDA AVENUE, SUITE 100, BETHESDA, MARYLAND 20814
TEL: (301) 993-4300 FAX: (301) 993-4303 WWW.JOYCEENG.COM
© 2000 JOYCE ENGINEERING CORPORATION

DESIGN: WAJ	DATE: JUNE 1999	JOB No.: 99-003
DRAFT: HAL	COMP: JEH	SCALE: 1"=30'
CHECK: WAJ	SURVEY: CW-JR	SHEET: 1 OF 1

SPA-1

PLAT DATE: 06/20/05
FILE NAME: F:\JUN99\99003\99003SP1.DWG 02.02.11

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ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

LEGEND:

LIMIT OF GRADING & DISTURBANCE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
PROP SPOT ELEVATION	
PROP CONC CURB & GUTTER	
PROP CONC CURB & SPILL GUTTER	
PROP DEPRESSED CONC CURB & GUTTER	
EXISTING CURB & GUTTER	
PROP CONCRETE WALK	
PROP RETAINING WALL	
PROP TREE LINE	
LIMITS OF CLASS 1 FILL	
EX POLE MOUNTED LIGHT FIXTURE	
PROPOSED POLE MOUNTED LIGHT FIXTURE	